

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 8-6-2004

**TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY**

DATE: 8-6-2004

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/28/2004

PAGE: 1

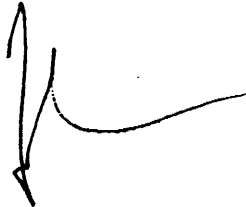
LISTING OF PLANNING BOARD **FEES**
SITE PLAN BOND

FOR PROJECT NUMBER: 4-14

NAME: HOME AWAY FROM HOME PA2004-0776

APPLICANT: ERIC MASON (MELCAR)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/24/2004	SITE PLAN BOND	CHG	125.00		
09/24/2004	REC. CK. #1012	PAID		125.00	
		TOTAL:	125.00	125.00	0.00


9/28/04



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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Writer's e-mail address:

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MEMORANDUM

(via e-mail)

24 September 2004

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: SITE COMPLETION REVIEW – 23 September 2004
HOME AWAY FROM HOME - SITE PLAN
NEW WINDSOR P.B. APP. NO. 04-14

This memo shall confirm our joint review of the subject site on the afternoon of 23 September 2004. We visited the site to review the completion status of the subject application.

The site appears to be in general conformance with the site plan approved by the planning board.

During my review, I noted the following was noted:

- One parking space has been eliminated in the front of the building. This appears to be due to inconsistencies in the plan. Since the site plan provided two excess spaces, loss of one is not a compliance problem.
- The "No Parking – Any Time" signs in front of the handicapped cross-hatched access lanes must be replaced, as they are the wrong type/text.
- The applicant has decided to eliminate the two "topsoil and seed" areas along Old Rt. 9W. These were very small areas, of no significant benefit, and upon field review, they are impractical. This should be accepted as a field change.
- The one way painted arrows should be added to the north side of the building.

I recommend a site completion bond of \$125 for the work. I see no significant issue which should prohibit the issuance of the C of O.

NW04-14-Site Compl Memo 09-24-04.doc

REGIONAL OFFICES

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3391 •

HOME AWAY FROM HOME DAYCARE (04-14)

Mr. Eric Mason appeared before the board for this proposal.

MR. PETRO: This is the former Chess building. Proposed conversion of existing office retail space to daycare. Obviously, we have Mr. Mason is going to represent this, I guess this is your daughter?

MR. MASON: Yes.

MR. PETRO: So he would recuse himself from obviously any comment or voting from the planning board but now you're representing your daughter in this matter?

MR. MASON: Yes.

MR. PETRO: Okay, Mr. Mason, what would you like to do here?

MR. MASON: Basically, we have a little bit of a laundry list from Mark which are mostly minor things, number one, the required development coverage, there was a couple typos or a couple more things need to be added into the some of the tables that are on the plan.

MR. PETRO: Let me read this in, too, Eric. The application proposes the change in use for the existing building from office storage to a daycare service establishment and storage use. The plan was reviewed on a concept basis. Property is located in NC zoning district of the Town, uses are classified as A-5 service establishment. The board should verify that the use classifications noted are acceptable. I think we have done that before in an NC zone and came up that daycare is permitted.

MR. BABCOCK: Yes, it is, it's a service establishment.

MR. PETRO: Fits into that?

MR. BABCOCK: Yes.

MR. PETRO: So we don't have any zoning problems as far as zoning is concerned?

MR. BABCOCK: No.

MR. PETRO: Bulk information shown on the plan is correct for the zone, with the exception of the following corrections.

MR. BABCOCK: Developmental coverage, the engineer put N/A in for non-applicable, but it should have been 20 percent.

MR. PETRO: Which is well under where it needs to be.

MR. BABCOCK: So it's a matter of a correction. Actually saying it's pre-existing, it's pre-existing, this building is here, he's not changing anything.

MR. PETRO: My father built the building, I know the building, the front yard setback just because it's on old 9W, 9W in the front?

MR. BABCOCK: Yeah, and it's again existing.

MR. PETRO: Frontage value should be the total of the frontage on both roadways.

MR. BABCOCK: Just the corrections in the bulk table.

MR. PETRO: That will only make it better anyway.

MR. BABCOCK: Nothing's changing, just a correction.

MR. PETRO: Site is completely existing, developed and is limited to the existing conditions as noted on the

plan. Given these limitations, I have reviewed the plan, submitted for general compliance with code guidelines and have the following comments. Why is he talking about a drive, a side drive aisle if everything's already existing? What are you changing?

MR. MASON: Well, right now, Jim, what's happened is they're doing parking in the front, in order to gain more parking, we're going to, we're going to blacktop this area here on the side of the building on the north side that's going to be new paving and we're going to stripe it out to give the parking in there, there's also existing paving out in the right-of-way where the curbs are cut there that are not counted but we're going to continue to use them until DOT tells us we no longer can.

MR. PETRO: They're there to physically use but you can't use them in the count?

MR. MASON: Right but we do have to do a little bit of paving and get the parking along the side lines of the property which leads us into another situation where Mark mentioned somewhere in his comments that he'd like to see some sort of a green area but there's really no space left, it's all going to be taken up by parking again.

MR. PETRO: Maybe in some of the cross hatches put a couple plants.

MR. MASON: We can dress it up, we're going to put a flag on the corner of the building.

MR. PETRO: See the cross hatches on the south side rather the other ones in the DOT right-of-way, I don't know about that one but maybe some shrubbery would make him happy?

MR. PETRO: Motion for lead agency.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Home Away From Home Daycare on Route 9W. Any further discussions from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: What's in there now, Mike, just office?

MR. BABCOCK: Chess Federation, office building upstairs.

MR. PETRO: You're just going to clean it all out, take it over and put a daycare?

MR. BABCOCK: Yes.

MR. PETRO: Build or utilize any of the offices that are already there?

MR. BABCOCK: Probably not.

MR. PETRO: Going to be wide open space inside?

MR. MASON: No, classrooms.

MR. BABCOCK: But what's existing there now is not going to fit the new layout.

MR. PETRO: Fire has been approved on 6/21/2004.

MR. PETRO: Poll the board on a public hearing, I want to get everybody's input here. I'll start over here with Neil.

MR. BABCOCK: Mr. Chairman, can I just say one thing maybe that if you look at the site map on the front there's on the old 9W side the person that would be notified would be that Ben Harris site plan that's down in that big hole, actually nobody there and--

MR. MASON: I only have one neighbor and I have spoken to her on several occasions.

MR. BABCOCK: That's what I'm trying to say, there's very few.

MR. SCHLESINGER: Who's on the south side? There's a neighbor.

MR. BABCOCK: That's correct.

MR. SCHLESINGER: That's the boats?

MR. MASON: No, there's a house there.

MR. SCHLESINGER: Somebody's living there?

MR. PETRO: You have already talked to her?

MR. MASON: Yes, she said it was fine.

MR. ARGENIO: What did she say?

MR. MASON: She was very happy. Her biggest concern was that I guess years ago when they ran her cable, they ran it across the roof of the Chess Federation, when she found out they were selling the building, she

was very concerned that I was going to make her take her cable off. So I assured her that it was going to be able to stay there.

MR. SCHLESINGER: Jim, you say public hearing required?

MR. PETRO: No.

MR. SCHLESINGER: I mean, it's one neighbor, I don't see the--

MR. ARGENIO: Make a motion we waive the public hearing for the Home Away From Home Daycare.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Home Away From Home Daycare on Route 9W per its discretionary judgment. Is there any further comment? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Motion for negative dec.

MR. ARGENIO: Motion the motion we declare negative dec.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the Home Away From Home

Daycare on Route 9W. Is there any further comments from any of the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: The planning board should require that a bond estimate be submitted for this site plan in accordance with Chapter 19 of the code. There's a few other comments about your bulk table from Mark, I would suggest that you clear them up. Is time of the essence?

MR. MASON: Yes, time is of the essence, yes, we had a delay with the survey which put us back on getting to here.

MR. PETRO: Then I want to look at the comments from Mark, drawing and scaled block and title are out of scale, fix it. I'm sure that can be handled. The plan should indicate typical handicapped parking space detail, applicant's engineer should note that per new code requirements the size required in front of the cross hatch access lane of the handicapped parking space. Sign must read no parking any time. So we need a note on the plan noting that you have to have that sign in place. The side drive aisle is only 14.6 feet wide, it should be developed as a one-way lane preferably in the direction front to rear, which is which I believe is intended by the arrow on the plan. Is that correct?

MR. MASON: That's correct. I may just discuss that a little bit further in detail with Mark if that's possible.

MR. PETRO: He says appropriate signage and striping could handle that so as long as you have the appropriate signage and striping, you can do that. I don't see that as a problem.

MR. BABCOCK: I talked to Mark this morning, Mr. Chairman, and he said that we would have either way a do not enter sign and one way sign.

MR. PETRO: Mike, I'll let that be part of your building, I'm not going to read that in as a condition because you can handle that through the building department.

MR. BABCOCK: Sure.

MR. PETRO: Site requires 34 spaces, I count 34 spaces on site but not within the state right-of-way, additional 7 spaces exist in front within the state right-of-way and which paving and parking currently exist. The parking would seem acceptable in this regard. That's a non issue, we already discussed that and you're aware that they're in it. Board should discuss whether any minor landscaping areas should be developed. We discussed that. You're going to put shrubbery in the crosshatched area on the south side. So we have discussed that and you have agreed to it. I'm not going to make that as a condition also just going to do that, Mike, you can handle that?

MR. BABCOCK: Yes.

MR. PETRO: Existing lighting and existing on-site additional lighting is being provided along the north side of the building to serve the new parking. Board should discuss if any additional information is needed. I would say if Mark is satisfied with it, the board usually is. We certainly don't need isolux curves or any additional lighting plan for an additional how many

spaces 5, 6 spaces?

MR. MASON: Yes.

MR. PETRO: I think whatever Mr. Edsall says is sufficient will suffice to this planning board. Other than that, do any of the board members have anything they want to add or change before we do a final? I'll read in the subject-to's.

MR. KARNAVAZOS: I have one and that's probably cosmetic more than anything is where the waste container is?

MR. MASON: Yeah, on the original plan that we had, I learned something new, this crosshatched is where I'm going to put shrubbery, we're going to put a container there out of block, looking at the site, it's going to look horrible so after discussing it with Melissa, she's using regular garbage cans now so we just created a small area made out of the same fencing that we're going to use on the south side.

MR. ARGENIO: No dumpster?

MR. MASON: Just cans.

MR. KARNAVEZOS: Only reason I was going to say if you can move it back all the way in the back corner by old Route 9W.

MR. MASON: The exit coming out of the top floor is right there in the front, it could be done tomorrow if you wanted it, but it's just going to be more of a convenience up here in the front.

MR. KARNAVEZOS: Okay, just a thought, you're going to have kids outside and stuff, going to come summertime, garbage does get to be a little, you know what I mean?

MR. MASON: Yeah, that's true, I didn't think about that but we'll look at that.

MR. SCHLESINGER: Where are the entrances and exits on the building?

MR. MASON: Well, we're, currently Anthony Coppola's drawing up some plans which we have some preliminary but the main exit for the top floor is out the front and we've got four or five exit doors we're putting in along the side.

MR. SCHLESINGER: So maybe you can put the garbage in the back of the building?

MR. MASON: It's possible.

MR. SCHLESINGER: Keep it away from the kids.

MR. KARNAVEZOS: Only thing garbage people got to get to it.

MR. PETRO: I'm sure they're going to put it in a very good spot because I cannot picture Mr. Mason walking extra to go cart it around and say let's put it in a bad spot and I don't mean that in a nasty way cause I wouldn't either. I'm not going to say let's put this far away so--okay anything else and then I'll entertain a motion for final approval.

MR. KRIEGER: One comment with that flag pole, I want you to put a note on there with flag.

MR. PETRO: American flag too. Put curb not being touched.

MR. MASON: No.

MR. ARGENTIO: Make a motion for final approval subject to what the Chairman will read in.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Home Away From Home Daycare on Route 9W subject to a note on the plan with the typical handicapped parking space detail, sign must read no parking any time, the other comments the building department will take care of which we read in earlier. The planning board should require that the bond estimate be submitted for the site plan in accordance with Chapter 19 of the Town Code. I believe that's it. Any further comments from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. ARGENIO: Motion to adjourn.

MR. SCHLESINGER: Second it.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE

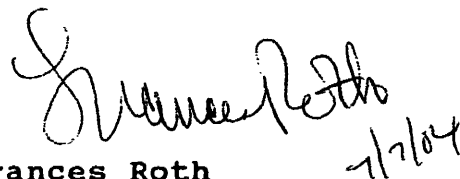
June 23, 2004

54

MR. PETRO

AYE

Respectfully Submitted By:

A handwritten signature in cursive script, appearing to read "Frances Roth", with a date "7/7/04" written below it.

Frances Roth
Stenographer



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

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E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

NJE@MHEPC.COM

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: HOME AWAY FROM HOME SITE PLAN
(SERVICE ESTABLISHMENT & STORAGE)
PROJECT LOCATION: NYS ROUTE 9W AND OLD RT. 9W
SECTION 9 – BLOCK 2 – LOT 3
PROJECT NUMBER: 04-14
DATE: 23 JUNE 2004
DESCRIPTION: THE APPLICATION PROPOSES THE CHANGE IN USE FOR THE
EXISTING BUILDING FROM OFFICE/STORAGE TO A DAY CARE
SERVICE ESTABLISHMENT AND A STORAGE USE. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS.

1. The property is located in the NC Zoning District of the Town. The uses are classified as A-5 (service establishment). The Board should verify the use classifications noted are acceptable.

The bulk information shown on the plan is correct for the zone and indicated use, with the exception of the following corrections:

- Required Development Coverage is 20%
 - Provided Development Coverage should be asterisked as "Pre-existing, Non-Conforming".
 - The front yard setback is should be two values (setback from 9W and Old 9W). Please make sure values on plan are correct both numerically on the plan and by scale, and match on the bulk table.
 - The frontage value should be the total of the frontage on both roadways.
2. The site is completely existing/developed and is limited to the existing conditions as noted on the plan. Given these limitations, I have reviewed the plan submitted for general compliance with code guidelines, and have the following comments:
 - The drawing and scale block (under title) are out of scale. Fix.

REGIONAL OFFICES

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
- 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- The plan should include a typical handicapped parking space detail. The applicant's engineer should note that, per new code requirements, a sign is required in front of the cross-hatched access lane of the handicapped parking space. The sign must read "No Parking – Any Time".
 - The side drive aisle is only 14.6 ft. wide and should be developed as a one-way lane, preferably in the direction of front to rear (which is what I believe is intended by the arrow on the plan). Appropriate signage and striping should be provided.
 - The site requires 34 spaces and I count 34 spaces on site, but not within the State ROW. An additional 7 spaces exist in front, within the State ROW, in areas where paving and parking currently exist. The parking would seem acceptable in this regard.
 - The Board should discuss whether any minor landscaping areas should be developed.
 - Existing lighting exists on site. Additional lighting is being provided along the north side of the building to serve the new parking. The Board should discuss if any additional information is needed for this application.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
 4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
 5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
 6. The Planning Board should require that a bond estimate be submitted for this Site Plan (Subdivision) in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/10/2004

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 4-14

NAME: HOME AWAY FROM HOME PA2004-0776
APPLICANT: ERIC MASON (MELCAR)

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/06/2004	PLANS STAMPED	APPROVED
06/23/2004	P.B. APPEARANCE	LA:ND WVE PH APPR
	. NEED PLANTINGS IN CROSS HATCHES -	NEED COST ESTIMATE -
	. ADDRESS MARK'S COMMENTS OF 6/23/04 -	NEED FLAGPOLE W/FLAG
	.	
06/16/2004	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/10/2004

PAGE:

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-14

NAME: HOME AWAY FROM HOME PA2004-0776

APPLICANT: ERIC MASON (MELCAR)

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/18/2004	EAF SUBMITTED	06/18/2004	WITH APPLIC
ORIG	06/18/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/18/2004	LEAD AGENCY DECLARED	06/23/2004	TOOK LA
ORIG	06/18/2004	DECLARATION (POS/NEG)	06/23/2004	DECL NEG DEC
ORIG	06/18/2004	SCHEDULE PUBLIC HEARING	/ /	
ORIG	06/18/2004	PUBLIC HEARING HELD	/ /	
ORIG	06/18/2004	WAIVE PUBLIC HEARING	06/23/2004	WAIVE PH
ORIG	06/18/2004	PRELIMINARY APPROVAL	/ /	
ORIG	06/18/2004		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/10/2004

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 4-14

NAME: HOME AWAY FROM HOME PA2004-0776

APPLICANT: ERIC MASON (MELCAR)

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/18/2004	MUNICIPAL FIRE	06/21/2004	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/10/2004

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 4-14

NAME: HOME AWAY FROM HOME PA2004-0776

APPLICANT: ERIC MASON (MELCAR)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/07/2004	SITE PLAN APPROVAL FEE	CHG	125.00		
07/12/2007	REC. CK. #4275	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/10/2004

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LISTING OF PLANNING BOARD **FEES**
APPLICATION

FOR PROJECT NUMBER: 4-14

NAME: HOME AWAY FROM HOME PA2004-0776

APPLICANT: ERIC MASON (MELCAR)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/2004	APPLICATION FEE	CHG	125.00		
06/18/2004	REC. CK. #4235 (MELCAR)	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/10/2004

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LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 4-14

NAME: HOME AWAY FROM HOME PA2004-0776

APPLICANT: ERIC MASON (MELCAR)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/2004	REC. CK. #4236 (MELCAR)	PAID		750.00	
06/23/2004	P.B. ATTY. FEE	CHG	35.00		
06/23/2004	P.B. MINUTES	CHG	60.50		
07/07/2004	P.B. ENGINEER	CHG	108.90		
07/07/2004	RET. TO APPLICANT	CHG	545.60		
		TOTAL:	750.00	750.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/10/2004

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LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 4-14

NAME: HOME AWAY FROM HOME PA2004-0776

APPLICANT: ERIC MASON (MELCAR)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/07/2004	2% OF 11,250.00 INSPECT F	CHG	225.00		
07/12/2004	REC. CK. #4277	PAID		225.00	
		TOTAL:	225.00	225.00	0.00

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#754-2004

07/20/2004

Melcar Construction *P.B. #04-14*

Received \$ 125.00 for Planning Board Fees, on 07/20/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/20/2004

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LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 4-14

NAME: HOME AWAY FROM HOME PA2004-0776

APPLICANT: ERIC MASON (MELCAR)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/2004	REC. CK. #4236 (MELCAR)	PAID		750.00	
06/23/2004	P.B. ATTY. FEE	CHG	35.00		
06/23/2004	P.B. MINUTES	CHG	60.50		
07/07/2004	P.B. ENGINEER	CHG	108.90		
07/07/2004	RET. TO APPLICANT	CHG	545.60		
		TOTAL:	750.00	750.00	0.00

7/20/04
L.R.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

July 7, 2004

Melcar Construction
126 Mt. Airy Road
New Windsor, NY 12553

ATTN: ERIC MASON

SUBJECT: HOME AWAY FROM HOME - P.B. #04-14

Dear Mr. Mason:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account of ~~\$578.60~~ that will be returned to the applicant.
545.60

Please submit payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 125.00
Check #2 – 2% Inspection Fee	225.00

Upon receipt of these checks and eight (8) sets of plans, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/07/2004

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 4-14

NAME: HOME AWAY FROM HOME PA2004-0776

APPLICANT: ERIC MASON (MELCAR)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/07/2004	SITE PLAN APPROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/07/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 4-14

NAME: HOME AWAY FROM HOME PA2004-0776

APPLICANT: ERIC MASON (MELCAR)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/07/2004	2% OF 11,250.00 INSPECT F	CHG	225.00		
		TOTAL:	225.00	0.00	225.00

AS OF: 07/07/2004

PAGE:

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWMIN - TOWN OF NEW WINDSOR

TASK: 4- 14

FOR WORK DONE PRIOR TO: 07/07/2004

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
.....													
4-14	251357	06/02/04	TIME	MJE	WS WELCAR S/P N/S	99.00	0.40	39.60					
4-14	255054	06/22/04	TIME	MJE	MC HOME AWAY HOME S/P	99.00	0.40	39.60					
4-14	254761	06/23/04	TIME	MJE	MM HOME AWAY COND APPL	0.00	0.10	0.00					
								=====	=====	=====	=====		
TASK TOTAL								79.20	0.00	0.00	79.20		
.....													
								=====	=====	=====	=====		
GRAND TOTAL								79.20	0.00	0.00	79.20		

cost est review
& final plan 1.3 29.70

\$108.90

MELCAR CONSTRUCTION CORPORATION

126 Mt. Airy Rd.
New Windsor, N.Y. 12553
Ph. (845) 567-1991
Fax (845) 567-0554

7/6/04

Town of New Windsor
Fax (845) 563-4695

Attn: Mark Edsall

Re: Cost Estimate -Home Away From Home
NYS Rt. 9W, Newburgh, N.Y. 12550

ESTIMATE

Install new blacktop driveway/parking on South side of building approximately 6000 sf @ \$1.25 per	\$7500.00
Install two (2) traffic control signs	\$250.00
Install striping for 34 parking spaces— Install striping, hatched access and signs for two (2) handicap spots	\$600.00
Install approximately 80' stockade fence with two (2) gates including posts and hardware	\$1500.00
Install one (1) waste enclosure out of fence material	\$600.00
Install flower/shrub area in front of building	\$350.00

\$ 10,800.00

X _____ (Date)
AUTHORIZED SIGNATURE OF APPROVAL

X _____ (Date)
ERIC A. MASON, PRESIDENT

X _____ (Date)
AUTHORIZED SIGNATURE OF APPROVAL

3 wallpad lights @ 150

450

\$ 11,250.00

\$ 225.00

Inspect fee

OK
mjc



RESULTS OF P.B. MEETING OF:

June 23, 2004

PROJECT: Home Away From Home

P.B. # 04-14



LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y N

M) A S) S VOTE: A 5 N 0

TAKE LEAD AGENCY: Y ✓ N

CARRIED: Y ✓ N

M) A S) S VOTE: A 5 N 0

CARRIED: Y ✓ N

PUBLIC HEARING: WAIVED: ✓ CLOSED:

M) A S) K VOTE: A 5 N 0 SCHEDULE P.H.: Y N ✓

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) A S) S VOTE: A 5 N 0 APPROVED: 6-23-04

NEED NEW PLANS: Y ✓ N

CONDITIONS - NOTES:

Daycare is OK as service Est.

Plantings in cross hatches

Need cost estimate

Address Mark's comments of 6-23-04

Landscaping

Flagpole w/ flag

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#630-2004

06/21/2004

PB# 04-14. application fee
Mel Car Construction Corp

Received \$ 125.00 for Planning Board Fees, on 06/21/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/21/2004

PAGE: 1

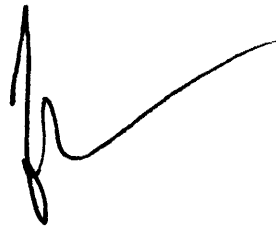
LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 4-14

NAME: HOME AWAY FROM HOME PA2004-0776

APPLICANT: ERIC MASON (MELCAR)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/2004	REC. CK. #4236 (MELCAR)	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00


6/21/04

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector

SUBJECT: PB-04-14
Home Away From Home

DATE: June 21, 2004



Fire Prevention Reference Number: FPS-04-029

The above referenced site plan has been reviewed and found to be acceptable.

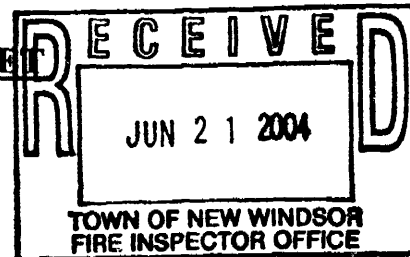


Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET



TO: FIRE INSPECTOR

029

P.B. FILE #04-14

DATE RECEIVED: 06-18-04

PLEASE RETURN COMPLETED FORM TO MYRA
BY: ASAP TO BE ON AGENDA FOR THE 06-23-04 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

HOME AWAY FROM HOME

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by

date

[Signature] 6/21/04



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@mhepc.com

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhapa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

100-3

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 16 June 2004 PROJECT: NEW ☒ OLD _____

REAPPEARANCE AT W/S REQUESTED: NO RESUB. REQ'D: FULL APP.

PROJECT NAME: Home Away from Home Day Care 9/1

REPRESENTATIVES PRESENT: Eric Mason

MUNICIPAL REPS PRESENT:

BLDG INSP. _____
ENGINEER _____
P/B CHMN _____

☒

FIRE INSP. _____
PLANNER _____
OTHER _____

ITEMS DISCUSSED: pt 9W

Call out for floor (day care)
Call out ~~second~~ first floor (office
add on detail

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: _____ Y ☒ N

Ready For Meeting ☒ Y _____ N

Recommended Mtg Date _____

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 9 Block 2 Lot 3

BUILDING DEPARTMENT PERMIT NUMBER PA 2004 - 0776

1. Name of Project Home Away From Home

2. Owner of Record US Chess Federation Phone 845 562 8350

Address: 3054 US Rt 9W New Windsor NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Eric Mason Phone _____

Address: 126 Mt Airy Rd New Windsor NY 12557
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Zen Design Phone 845 896 8896

Address: 2 Summit Court Suite 304 Fishkill NY 12524
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney David Kintner Phone 845 567 3126

Address: Rt 17K Newburgh NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

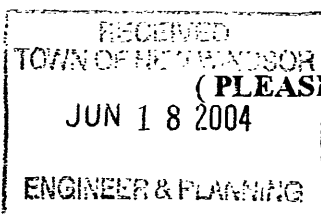
6. Person to be notified to appear at Planning Board meeting:

Eric Mason 562 1991 562 0574
(Name) (Phone) (fax)

7. Project Location: On the SE side of St Joseph's Church Union Ave.
(Direction) (Street)

8. Project Data: Acreage 1/2 Zone C School Dist. NB

PAGE 1 OF 2



(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

04-14

9. Is this property within Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) convert existing Office/Retail to Dry Cleaning Warehouse.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ✓

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

17th DAY OF June 2004

Bill Couchberg
(OWNER'S SIGNATURE)

GA
(AGENT'S SIGNATURE)

ERIC MASON
Please Print Agent's Name as Signed

Stephanie Colley
NOTARY PUBLIC

STEPHANIE J. COLLEY
Notary Public, State of New York
Commission No. 0400010078
Expires July 27, 2004

TOWN USE ONLY
TOWN OF NEW Windsor

JUN 18 2004

DATE APPLICATION RECEIVED

04-14

APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Bill Goichberg deposes and says that he resides
(OWNER) on behalf of us chess Federation
at 2084 Rt 94, Salisbury Mills in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map
(Sec. 9 Block 2 Lot 3)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:

Eric Mason - 126 Mt. Aiey Rd - New Windsor
(Agent Name & Address)

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

****** Bill Goichberg
Owner's Signature (MUST BE NOTARIZED)

17th DAY OF June 2004

CS
Agent's Signature (If Applicable)

Stephanie J. Colley
NOTARY PUBLIC

Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

STEPHANIE J. COLLEY
Notary Public, State Of New York
Registration No. 01CO6010979
Qualified In Orange County
Commission Expires July 27, 2006

04-14

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. ✓ Properties within 500' of site
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress

PROPOSED IMPROVEMENTS

- | | | |
|-----|-------------------------------------|-------------------------------------|
| 22. | <input checked="" type="checkbox"/> | Landscaping |
| 23. | <input checked="" type="checkbox"/> | Exterior Lighting |
| 24. | <input checked="" type="checkbox"/> | Screening |
| 25. | <input checked="" type="checkbox"/> | Access & Egress |
| 26. | <input checked="" type="checkbox"/> | Parking Areas |
| 27. | <input checked="" type="checkbox"/> | Loading Areas |
| 28. | <input checked="" type="checkbox"/> | Paving Details (Items 25 - 27) |
| 29. | <input checked="" type="checkbox"/> | Curbing Locations |
| 30. | <input checked="" type="checkbox"/> | Curbing through section |
| 31. | <input checked="" type="checkbox"/> | Catch Basin Locations |
| 32. | <input checked="" type="checkbox"/> | Catch Basin Through Section |
| 33. | <input checked="" type="checkbox"/> | Storm Drainage |
| 34. | <input checked="" type="checkbox"/> | Refuse Storage |
| 35. | <input checked="" type="checkbox"/> | Other Outdoor Storage |
| 36. | <input checked="" type="checkbox"/> | Water Supply |
| 37. | <input checked="" type="checkbox"/> | Sanitary Disposal System |
| 38. | <input checked="" type="checkbox"/> | Fire Hydrants |
| 39. | <input checked="" type="checkbox"/> | Building Locations |
| 40. | <input checked="" type="checkbox"/> | Building Setbacks |
| 41. | <input checked="" type="checkbox"/> | Front Building Elevations |
| 42. | <input checked="" type="checkbox"/> | Divisions of Occupancy |
| 43. | <input checked="" type="checkbox"/> | Sign Details |
| 44. | <input checked="" type="checkbox"/> | Bulk Table Inset |
| 45. | <input checked="" type="checkbox"/> | Property Area (Nearest 100 sq. ft.) |
| 46. | <input checked="" type="checkbox"/> | Building Coverage (sq. ft.) |
| 47. | <input checked="" type="checkbox"/> | Building Coverage (% of total area) |
| 48. | <input checked="" type="checkbox"/> | Pavement Coverage (sq. ft.) |
| 49. | <input checked="" type="checkbox"/> | Pavement Coverage (% of total area) |
| 50. | <input checked="" type="checkbox"/> | Open Space (sq. ft.) |
| 51. | <input checked="" type="checkbox"/> | Open Space (% of total area) |
| 52. | <input checked="" type="checkbox"/> | No. of parking spaces proposed |
| 53. | <input checked="" type="checkbox"/> | No. of parking spaces required |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. ✓ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. ✓ A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: John Karell, Jr. 6/17/04
Licensed Professional Engineer Date



⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

PROJECT I.D. NUMBER

617.21

Appendix C

SEQR

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>ERIC MASON</i>	2. PROJECT NAME <i>Home Away From Home</i>
3. PROJECT LOCATION: Municipality _____ County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>3054 US Rt 9W - 500' FROM Intersection of UNION Ave AND 9W</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>existing office space to proposed daycare</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>NA</i> acres Ultimately <i>NA</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: _____	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>ERIC MASON</i> Date: <i>6.17.04</i>	
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

04-14

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
NO

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
NO

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
NO

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
NO

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

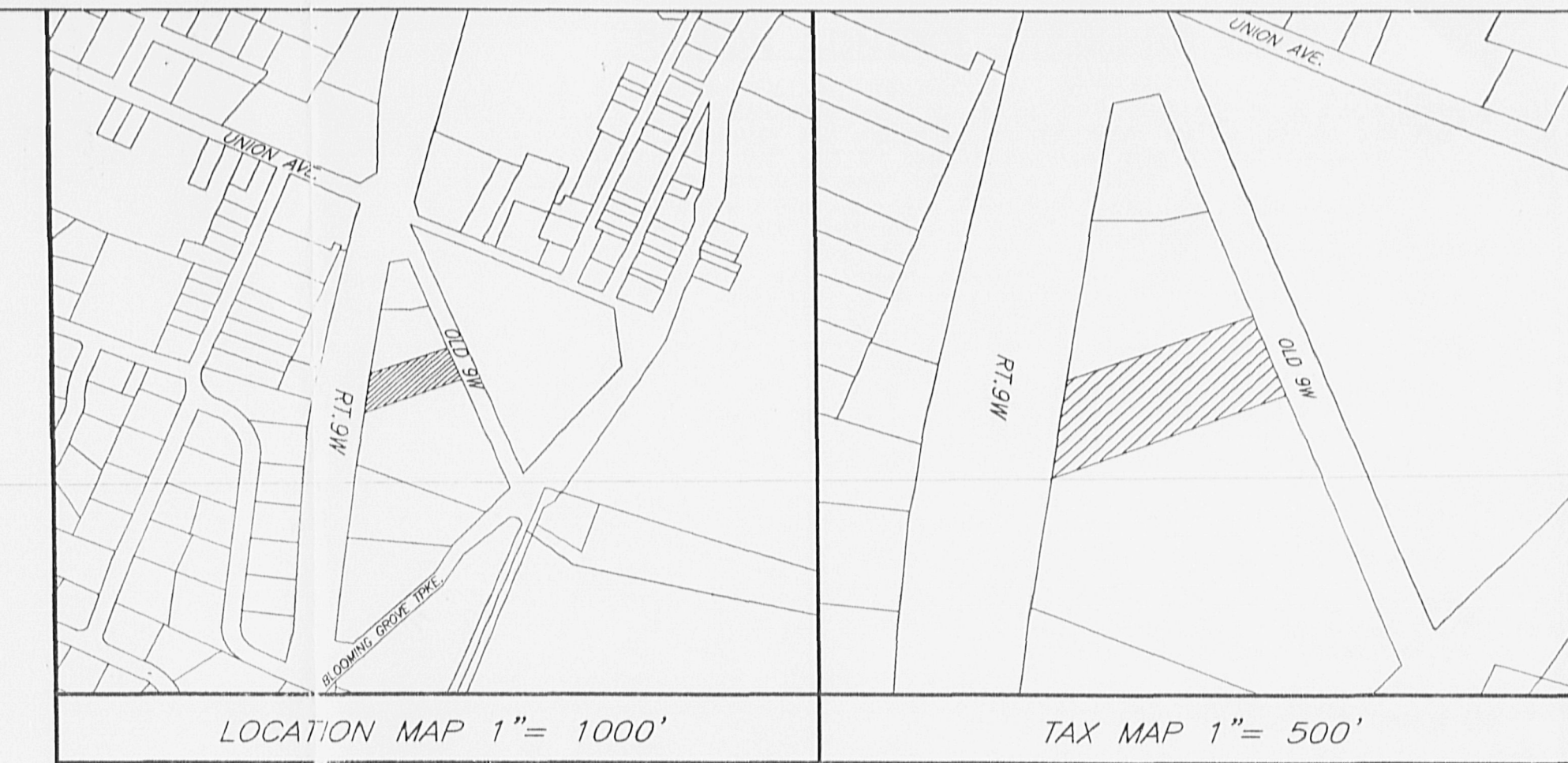
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date



OWNER
U.S.A. CHESS FEDERATION
3054 NYS ROUTE 9W
NEW WINDSOR, NY 12553

APPLICANT
ERIC MASON
126 MT. ARY ROAD
NEW WINDSOR, NY 12553

TOWN: NEW WINDSOR ZONE: NC USE: MINI WAREHOUSE & SERVICE ESTABLISHMENT TOTAL ACREAGE: .57±		
	REQUIRED	PROPOSED
MINIMUM LOT AREA (SF)	10,000	24,652
MINIMUM YARDS		
FRONT (US RT. 9W)	40'	44.0'
FRONT (OLD RT. 9W)	40'	66.1'
SIDE 1	15'	15.5'
SIDE BOTH	35'	46.1'
MINIMUM LOT WIDTH	100'	114.48'
MAXIMUM HEIGHT	35'	<35'
FRONTAGE	N/A	214.48'
FLOOR AREA RATIO	1	0.5
DEVELOPMENT COVERAGE	20%	*92%

*=PRE-EXISTING, NON-CONFORMING

BOUNDARY SURVEY & TOPOGRAPHY REFERENCE:
ANTHONY D. VALDINA, L.S. - FIELD SURVEYED 5/21/04

OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE _____

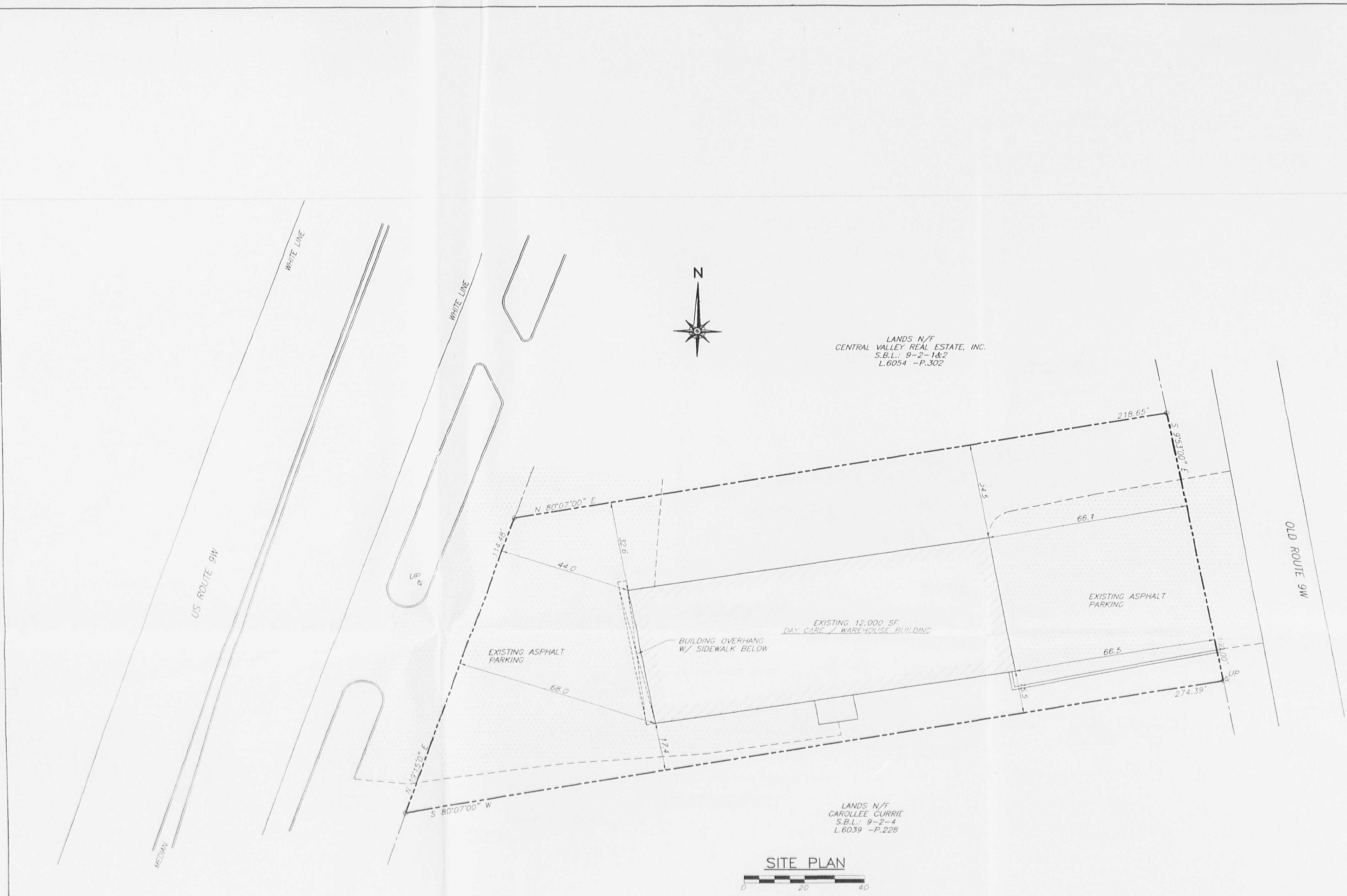
PLANNING BOARD ENDORSEMENT

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

AUG - 6 2004

By: *[Signature]*
TOWN ENGINEER

ENGINEER	COMMERCIAL SITE PLAN SURVEY PLAT			
	HOME AWAY FROM HOME DAYCARE SBL: 9-2-3 NYS ROUTE 9W TOWN OF NEW WINDSOR, ORANGE CNTY., NY			
	ZEN DESIGN CONSULTANTS, INC. 2 SUMMIT COURT, SUITE 304 FISHKILL, N.Y. 12524 (845) 896-8896 (phone), (845) 896-1921 (fax)			
	DATE 06/09/04	SCALE 1" = 20'	JOB NUMBER 24054-MEL	SHEET NUMBER 1 OF 2



2. REVISED 07/08/04 AS PER TOWN ENGINEER COMMENTS 07/07/04.
1. REVISED 06/29/04 AS PER PLANNING BOARD COMMENTS 06/23/04

PARKING CALCULATIONS:

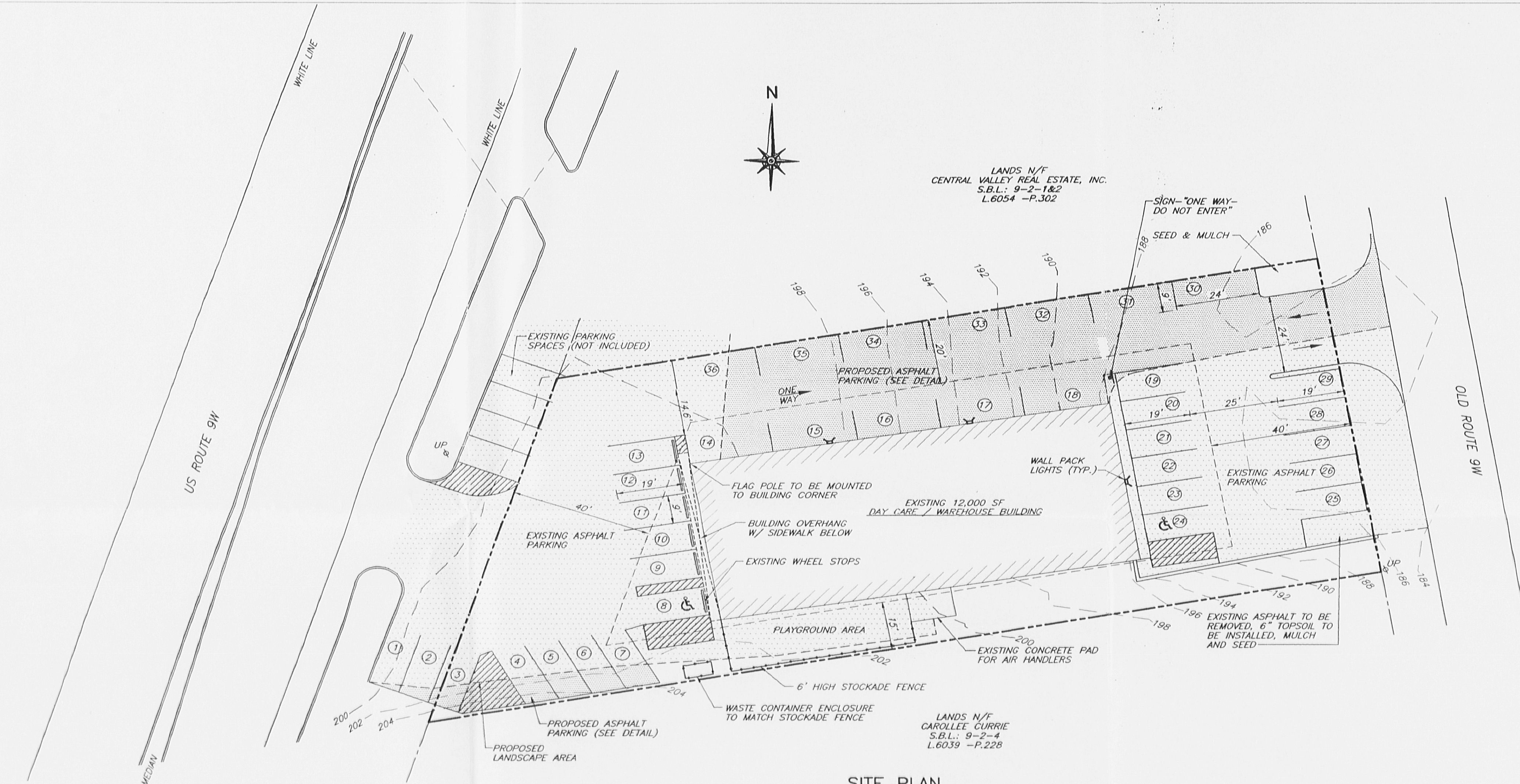
DAY CARE PARKING SCHEDULE (TOP FLOOR)
REQUIRED: 1 SPACE/EMPLOYEE: 12 EMPLOYEES = 12 SPACES
1 SPACE/ 5 CHILDREN: 79 CHILDREN = 16 SPACES
= 28 SPACES

OFFICE/WAREHOUSE PARKING SCHEDULE (LOWER FLOOR)
REQUIRED: 1 SPACE/1000 SF: 6000 SF WAREHOUSE = 6 SPACES
= 6 SPACES

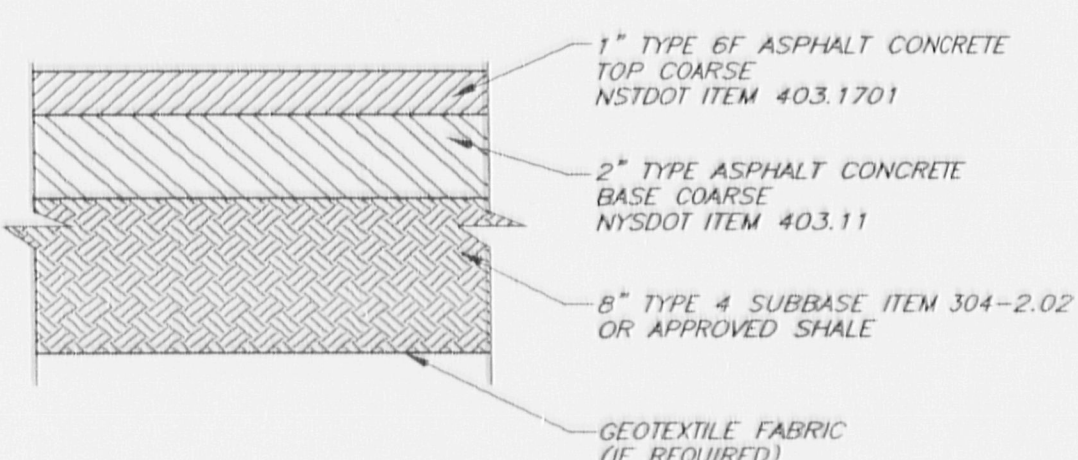
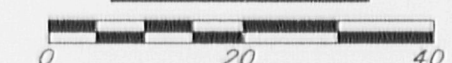
TOTAL REQUIRED SPACES = 34 SPACES
TOTAL PROVIDED SPACES = 36 SPACES

EROSION CONTROL STANDARD NOTES

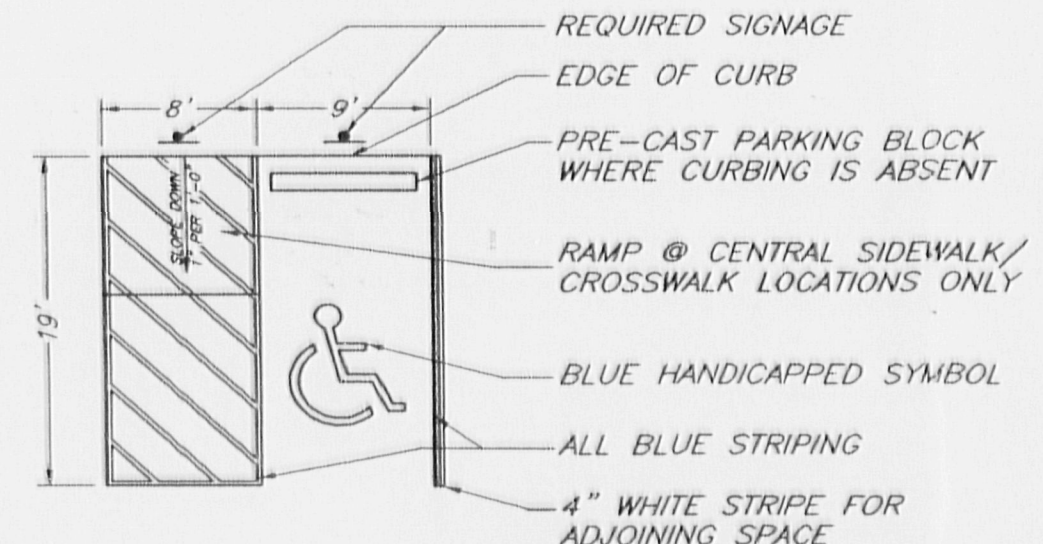
1. EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
2. SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS FEASIBLE.
3. THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
4. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
5. THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
6. MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
7. WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
8. SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCROACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
9. ALL FILL MATERIAL SHALL BE COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL AND SOFT OR EASILY COMPRESSIBLE MATERIAL.
10. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF STANDARD PROCTOR WITH PROPER MOISTURE CONTROL.
11. ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
12. PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY AND ADVERSE EFFECT ON NEIGHBORING PROPERTY OWNERS.
13. THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
14. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS BOTH WITHIN THE SITE AND FROM THE ENTIRE UPSTREAM DRAINAGE BASIN.
15. SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
16. THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.
17. DRAINAGE SYSTEMS, PLANTINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.



SITE PLAN

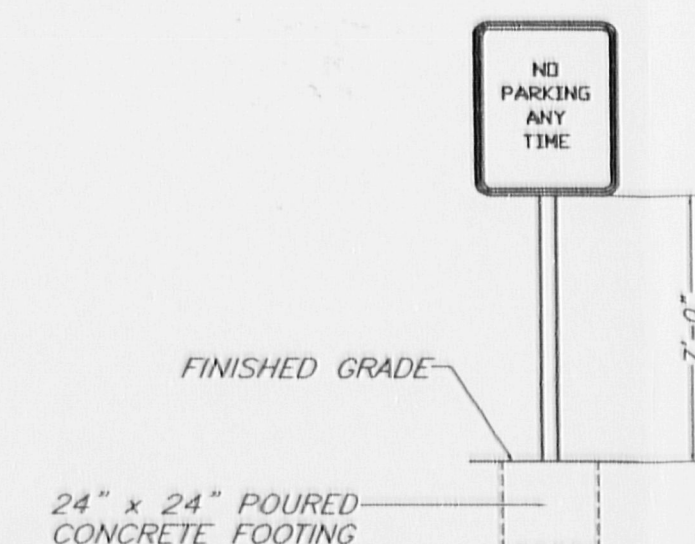
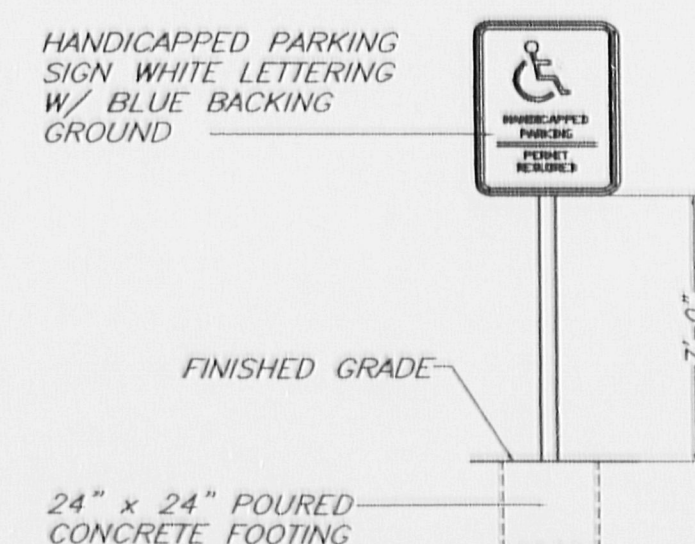


PAVEMENT DETAIL
N.T.S.



- NOTES:
1. SIGN TO BE INSTALLED IN FRONT OF THE CROSS-HATCHED ACCESS LANE OF THE HANDICAPED PARKING SPACE. THE SIGN MUST READ "NO PARKING ANY TIME"
 2. ALL STRIPING TO BE BLUE IN COLOR (U.O.N.).

HANDICAP STRIPING DETAILS
N.T.S.



HANDICAP SIGN DETAILS
N.T.S.

PLANNING BOARD ENDORSEMENT

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

AUG - 6 2004

By: James P. ... Chairman

By: ... Secretary

ENGINEER

COMMERCIAL SITE PLAN
PROPOSED SITE PLAN
HOME AWAY FROM HOME DAYCARE
SBL: 9-2-3 NYS ROUTE 9W
TOWN OF NEW WINDSOR, ORANGE CNTY., NY

ZEN DESIGN
CONSULTANTS, INC.
2 SUMMIT COURT, SUITE 304
FISHKILL, N.Y. 12524
(845) 896-8896 (phone), (845) 896-1921 (fax)

DATE: 06/09/04 SCALE: 1" = 20' JOB NUMBER: 24054-MEL SHEET NUMBER: 2 OF 2

2. REVISED 07/08/04 AS PER TOWN ENGINEER COMMENTS 07/07/04.
1. REVISED 06/29/04 AS PER PLANNING BOARD COMMENTS 06/23/04